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LUXURY REALTY
Real Estate Agency

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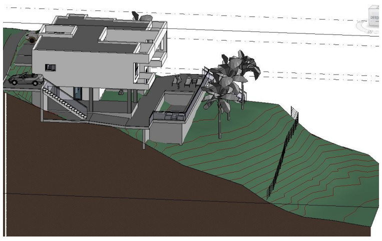
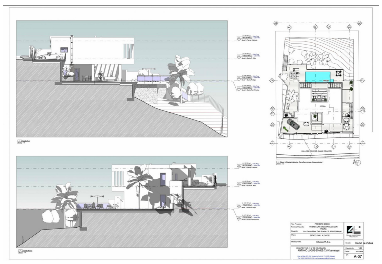
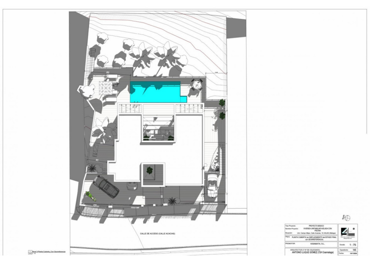
Land in Mijas

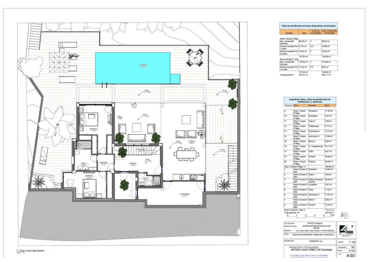
Reference: R5271937

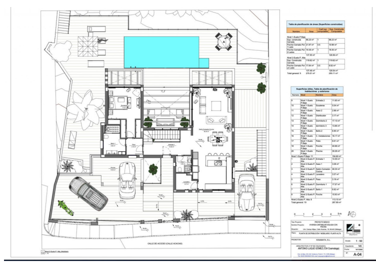
Bedrooms: by request	Bathrooms: by request	M² Build size:	Price: 299,000 €
Status: Sale	Property Type: Land	Parking places: by request	M² Plot Size: 761











Overview:Not just land: it's a strategic opportunity in Campo Mijas. 761 m2 | €299,000 | New-build potential | High upside Not every plot deserves to be built on. Some deserve to be strategically conceived. This 761 m2 urban plot in Campo de Mijas is one of them. Because of its location, its price, and above all, its genuine development margin. An asset designed for those who understand that value lies not only in square meters, but in what can be created on them. Set within a consolidated, quiet and well-connected residential area, the plot allows for the development of a high-end new-build villa, perfectly aligned with current national and international demand: privacy, contemporary design, efficiency, and proximity to the coast without sacrificing calm. Here, you can: Build a premium detached villa with pool, gardens, and generous outdoor living. Design a product suited both for high-value resale and long-term capital investment. Create a high-liquidity asset in one of the most stable markets on the Costa del Sol. The asking price of €299,000 is no coincidence. It represents an intelligent entry point that allows for gross margins above 40% under conservative scenarios, an increasingly rare reality for urban land in Mijas. And if you also want a ready-to-go project, we have it available for you. Just ask for it. This plot does not compete to be the cheapest. It competes to be the most rational, the most flexible, and the best positioned. A clear opportunity for: Discerning self-developers Investors seeking security and return Buyers who want to build to measure without unnecessary risk ???? If you know how to read the market, you know assets like this are not easily repeated. Contact us to receive the full financial analysis and assess the exact fit with your investment strategy. Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP), (Law 5/2021 on Transferred Taxes), whose general maximum rate is 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry registration costs are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Estimated range between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (gestoría) (if voluntarily contracted, fees are freely set): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: [299.000]€. (+10%) This estimate is indicative and provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Intermediation fees are borne by the seller. LBB

Features: